

Master Splice Policy Overview:
Effective April 23rd 2007

Pikes Peak Regional Building Department will now begin to allow splices to Master Plans for single-family homes. The process will be similar to that of other splices with a few exceptions:

- Splices to master plans will be limited to a front counter walk thru basis. The Plans Examiner has the discretion to determine whether the splice is a walk thru or not.
- The splice is limited to one sheet. The new sheet must contain all of the required information for the revision; elevations, floor plans, framing, etc. Multiple sheets will not be accepted. Additional sheets such as energy code, trusses, and heat calculations are permitted.
- If there are structural modifications to the splice, the additional sheet must be stamped by a Colorado licensed design professional. Design loads and all necessary information must be specified.
- When the splice plan is brought to RBD for approval, only one copy of the plan need be submitted. The builder must also bring one copy of the “Field Set” or approved master. Once the review is completed, the Plans Examiner will direct the plan to the front counter Permit Technician. The newly approved plan will be scanned, assessed the \$50 revision fee, and updates made into the RBD database. The approved plan will be returned after it has been scanned.
- **Examples of Master splice approvals:**
 - Limited floor plan change, no structural
 - Non structural window/openings with energy calculations
 - Exterior finishes
 - Depth of basement, if stair opening remains the same and the only structural change is the foundation height.
 - Glazing change using the same opening width, with new energy calculations
 - Minor roof over frame
 - Windows/openings with simple span beam; supporting the roof; with new energy calculations
 - Depth change in basement, if stair opening changes and/or the foundation changes (basement to garden level/walkout) and engineered stamped plans are provided.
 - Option that increase footprint/square footage if all information on a single page stamped by a Colorado Licensed Design Professional.
 - Limited structural change(s) when plans are stamped by a Colorado Licensed Design Professional.

Examples of prohibited changes to Master plan splices:

-Major Structural changes

-Below main floor options, such as slab on grade to crawlspace, crawlspace to basement or garden level or walkout.